

HUGH DANCY
GRANTOR(S)

OCT 12 11 43 AM '94

CORRECTION
WARRANTY DEED

TO

JAMES H. CAMPBELL AND WIFE
MINNIE S. CAMPBELL
GRANTEE(S)

BK 277 PG 135
WARRANTY DEED
CLK.

Ly B. Cleveland

WHEREAS, on March 1st, 1994, the Grantor, HUGH DANCY, executed and delivered a Warranty Deed conveying Lot 22, DANCY-HORN LAKE COMMERCIAL SUBDIVISION, SECTION "D", in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 45, Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi unto the Grantees, JAMES H. CAMPBELL AND WIFE, MINNIE S. CAMPBELL;

WHEREAS, there was an error in the legal description thereto in that said Plat did not take into consideration the proposed Right-of-Way as described in the suit styled in the Special Court of Eminent Domain, DeSoto County, Mississippi, Mississippi Transportation Commission, Petitioner vs. Hugh Dancy, et al, Defendants, Civil Action 7727, and further described in the Lis Pendens Notice styled the same as recorded in the Lis Pendens Book F, Page 392, in the Office of the Chancery Clerk of DeSoto County, Mississippi;

WHEREAS, the parties hereto desire to correct said legal description and vest said land as described hereunder;

Now for and in consideration of the sum of Ten Dollars (10.00) cash in hand and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, HUGH DANCY does hereby sell, convey and warrant unto JAMES H. CAMPBELL and wife, MINNIE S. CAMPBELL, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the following described property situated in DeSoto County, State of Mississippi, together with all improvements and appurtenances thereon, more particularly described as follows:

PARCEL 1.

LOT 22, DANCY HORN LAKE COMMERCIAL SUBDIVISION, SECTION "D", in Section 27, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 45, Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi.

LESS AND EXCEPT:

Legal description of a 0.014 acres, (611.14) square feet) strip of land located on the North side of Goodman Road, Mississippi Highway 302, in Section 27, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at the accepted Southwest corner of the Southeast quarter of Section 27, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, thence North 88 degrees 18 minutes 08 seconds East along the South line of said Section 27, for a distance of 677.30 feet to a point; thence North 01 degrees 41 minutes 52 seconds West for a distance of 45.00 feet to a point being the true point of beginning for the herein described tract; thence South 88 degrees 18 minutes 08 seconds West for a distance of 90.00 feet to a point; thence North 01 degrees 28 minutes 30 seconds West for a distance of 6.53 feet to a point on the North right of way line of Goodman Road, Mississippi Highway 302; thence North 87 degrees 58 minutes 55 seconds East along said North right of way line for a distance of 90.18 feet to a point; thence South 00 degree 00 minutes 52 seconds

East for a distance of 7.04 feet to a point being the true point of beginning for the herein described tract and containing 0.014 acres (611.14 square feet) of land being subject to all codes, regulations and restrictions, rights of way, and easements of record.

Said Property is subject to a 5 foot Temporary Easement for Highway Construction as further described as Parcel No. 10 in Lis Pendens Notice styled in the Special Court of Eminent Domain, DeSoto County, Mississippi, Mississippi Transportation Commission, Petitioner, vs. Hugh Dancy, et al, Defendants, Civil Action No. 7727 and further described in Lis Pendens Book F, Page 392, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

PARCEL 2:

Legal description of a 0.015 acre, (649.15 square feet) tract of land located in Section 27, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at the accepted Southwest corner of the Southeast quarter of Section 27, Township 1 South, Range 8 West, Horn Lake DeSoto County, Mississippi; thence North 88 degrees 18 minutes 08 seconds East along the South line of said Section 27 for a distance of 677.51 feet to a point; thence North 01 degrees 41 minutes 52 seconds West for a distance of 52.04 feet to a point on the North line of Goodman Road, Mississippi Highway 302, thence North 00 degrees 00 minutes 52 seconds West for a distance of 213.06 feet to a point being the true point of beginning for the herein described tract; thence South 88 degrees 18 minutes 08 seconds West for a distance of 95.61 feet to a point; thence North 01 degrees 28 minutes 30 seconds West for a distance of 6.53 feet to a point; thence North 88 degrees 18 minutes 08 seconds East for a distance of 95.79 feet to a point; thence South 00 degrees 00 minutes 52 seconds East for a distance of 7.04 feet to the true point of beginning for the herein described tract and containing 0.015 acres (649.15 square feet) of land being subject to all codes, regulations and restrictions, rights of way, and easements of record.

SEE ATTACHED PACEL 3:
Indexing Instructions:

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 27, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 1994 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect, then the Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay (Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of deed.

The Grantees, JAMES H. CAMPBELL and wife, MINNIE S. CAMPBELL, join in this conveyance to re-convey any interest that they may have, and agree to the correction of the legal description herein.

WITNESS OUR SIGNATURES this the 11th day of October, 1994.


HUGH DANCY

PARCEL 3:

Legal description of a 0.071 acre, (3,101.27 square feet) tract of land located in Section 27, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at the accepted southwest corner of the southeast quarter of Section 27, Township 1 South, Range 8 West, Horn Lake, DeSoto County, Mississippi; thence North 88 degrees 18 minutes 08 seconds East along the south line of said Section 27, for a distance of 677.51 feet to a point; thence North 01 degrees 41 minutes 52 seconds West for a distance of 52.04 feet to a point on the North line of Goodman Road, MS Highway 302; thence North 00 degrees 00 minutes 52 seconds West for a distance of 220.10 feet to a point being the true point of beginning for the herein described tract; thence South 97 degrees 59 minutes 56 seconds West for a distance of 95.79 feet to a point; thence North 01 degrees 28 minutes 30 seconds West for a distance of 32.49 feet to a point; thence North 88 degrees 18 minutes 08 seconds East for a distance of 96.61 feet to a point; thence South 00 degrees 00 minutes 52 seconds East for a distance of 32.00 feet to the true point of beginning for the herein described tract and containing 0.071 acres (3,101.27 square feet) of land being subject to all codes, regulations and restrictions, rights of way, and easements of record.

Date: October 10, 1994

James H. Campbell
 JAMES H. CAMPBELL
Minnie S. Campbell
 MINNIE S. CAMPBELL

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for said county and state, on this the 10th day of October, 1994, within my jurisdiction the within named, HUGH DANCY, who acknowledged that he executed the above and foregoing instrument.

My Commission Expires 15, 1997
 My Commission Expires December

Loma C. Duran
 NOTARY PUBLIC
 LOMA C. DURAN
 PUBLIC

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for said county and state, on this the 10th day of October, 1994, within my jurisdiction the within named, JAMES H. CAMPBELL AND WIFE, MINNIE S. CAMPBELL, who acknowledged that they executed the above and foregoing instrument.

My Commission Expires 15, 1997
 My Commission Expires December

Loma C. Duran
 NOTARY PUBLIC
 LOMA C. DURAN
 PUBLIC

Grantor's Address: 8450 Swinnea Road, Southaven, MS 38671
 Work Phone #: 601-393-9556 Home Phone #: 601-781-0696
 Grantee's Address: 4912 Boeingshire, Memphis, TN 38116
 Work Phone #: 901-346-0459 Home Phone #: 601-398-4831

This instrument prepared by Eric L. Sappenfield,
 Attorney at Law, 97 Stateline Road East,
 Southaven, MS 38671 601-342-2170